



Green Lane, Studley, B80 7EY

£425,000



A spacious semi-detached cottage with three bedrooms, ideally located on the highly sought-after Green Lane set on a large plot, on the outskirts of the charming village of Studley.

Honeysuckle Cottage is situated on an **EXPANSIVE PLOT** with extensive **ROAD FRONTAGE**. Two separate driveways, both finished with concrete impress. Driveway at the front of the cottage offers parking for multiple vehicles. Adjacent to the drive, a **DETACHED GARAGE** is located to the right, with an additional driveway next to it providing further parking. This **SECOND DRIVEWAY** is positioned beside the **PORTACABIN** and **HOME OFFICE**, with gated side access leading to the rear garden.



The delightful cottage is set behind an expansive driveway and is entered through a charming roofed porch, providing a convenient space before stepping into the spacious dual-aspect living room. This room boasts characterful exposed beams, a feature fireplace with a log burner, and is flooded with natural light from the French doors and flanking windows that open to the rear garden.

The living room seamlessly connects to the family room through doors that open into a versatile space, currently fitted with a home bar, along with ample room for a sitting area and dining table, all enhanced by the charm of exposed beams. At the rear of the property, the kitchen offers ample wall and base units, fitted appliances, and a window overlooking the rear garden. An external door provides direct access to the garden. Additionally, a separate utility room includes further wall and base units, an extra sink, space for additional appliances, and another external door leading to the side of the property. From the inner hall, stairs rise to the first floor.

The first floor offers three spacious bedrooms. Bedroom one features dual-aspect windows and fitted wardrobes, providing ample natural light and storage. Bedroom two is another generously sized room with fitted wardrobes, while bedroom three is a well-proportioned bedroom with a front-facing window.

Outside, to the rear of the property, there is a large, private garden arranged over two tiers. The expansive paved patio area is enclosed by walls, with steps leading up to a lush lawn. Conifer hedging lines the perimeter, providing privacy. At the end of the garden, you'll find a portacabin that serves as a home office, along with gated access to the second driveway that is also finished in concrete impress and provides further off-road parking. This is great for anyone who runs a business from home.

Porch

Living Room 16'2" x 13'8" (4.95m x 4.17m)

Family Room 11'4" x 11'4" (3.47m x 3.46m)

Kitchen 8'4" x 15'2" (2.56m x 4.64m)

Utility 8'6" x 6'5" (2.61m x 1.98m)

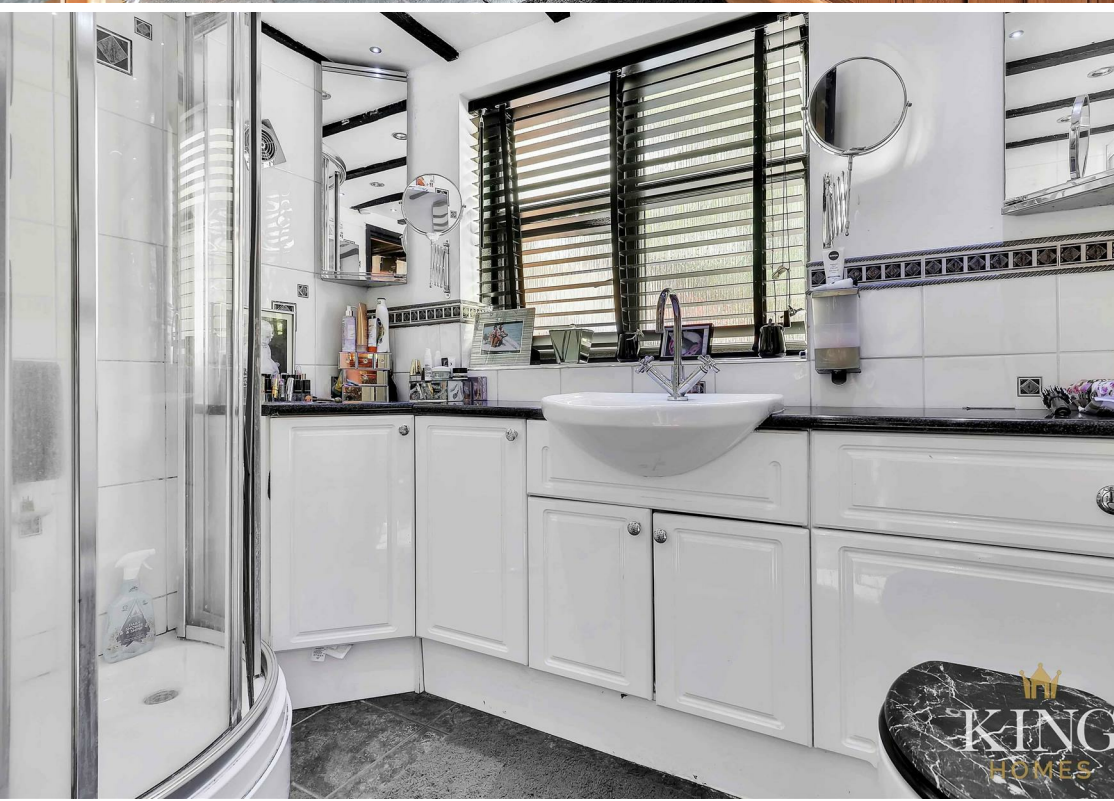
Hall

First Floor Landing

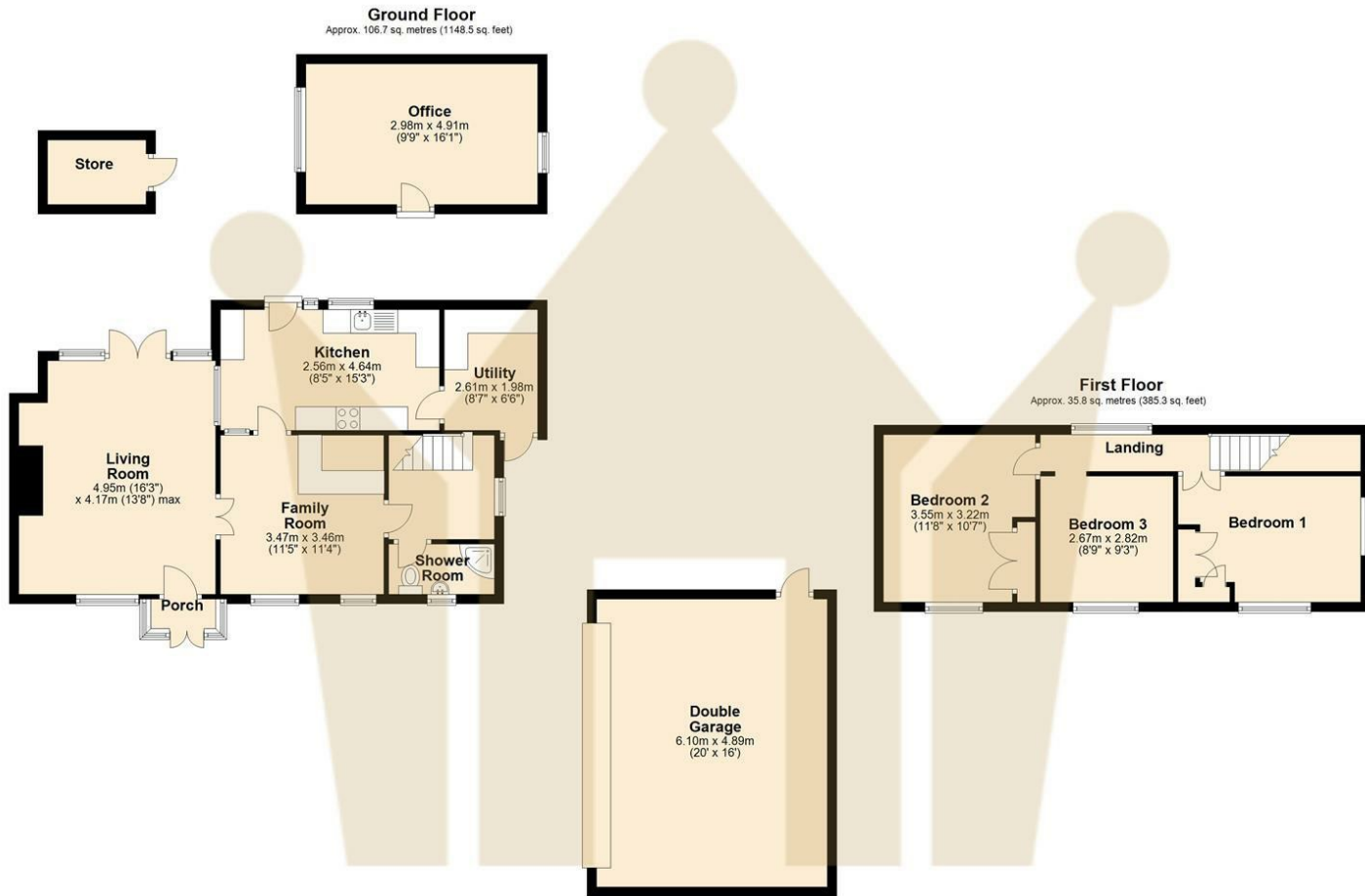
Bedroom 1 10'4" x 8'9" (3.15m x 2.67m)

Bedroom 2 11'7" x 10'6" (3.55m x 3.22m)

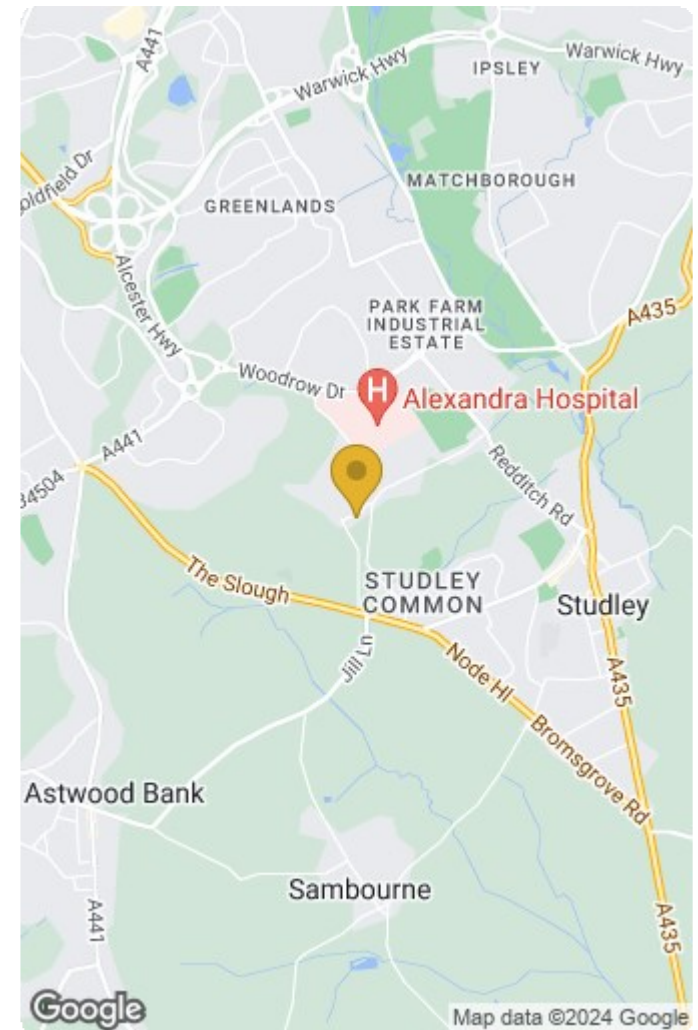
Bedroom 3 8'9" x 9'3" (2.67m x 2.82m)







Total area: approx. 142.5 sq. metres (1533.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		